

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. _____

1. Name of Property (indicate preferred name)

____ historic

____ other 718 Beall Avenue

2. Location

____ street and number 718 Beall Avenue _____ not for publication

____ city, town Rockville _____ vicinity

____ county Montgomery

3. Owner of Property (give names and mailing addresses of all owners)

____ name Diane M. and R.H. Cross

____ street and number 718 Beall _____ telephone _____

____ city, town Rockville _____ state MD _____ zip code 20850

4. Location of Legal Description

____ courthouse, registry of deeds, etc. Montgomery County Judicial Center _____ liber 6889 folio 705

____ city, town Rockville _____ tax map GR12 _____ tax parcel _____ tax ID number 00233266

5. Primary Location of Additional Data

- ____ Contributing Resource in National Register District
____ Contributing Resource in Local Historic District
____ Determined Eligible for the National Register/Maryland Register
____ Determined Ineligible for the National Register/Maryland Register
____ Recorded by HABS/HAER
____ Historic Structure Report or Research Report at MHT
____ Other: _____

6. Classification

Category Count	Ownership	Current Function		Resource	
____ district	____ public	____ agriculture	____ landscape	Contributing	Noncontributing
<u>x</u> building(s)	<u>x</u> private	____ commerce/trade	____ recreation/culture	_____	_____ buildings
____ structure	____ both	____ defense	____ religion	_____	_____ sites
____ site		<u>x</u> domestic	____ social	_____	_____ structures
____ object		____ education	____ transportation	_____	_____ objects
		____ funerary	____ work in progress	_____	_____ Total
		____ government	____ unknown		
		____ health care	____ vacant/not in use		
		____ industry	____ other:		
				Number of Contributing Resources previously listed in the Inventory	

7. Description

Inventory No.

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The house at 718 Beall Avenue is three- bay by two-bay one and a half story side-gabled rectangular frame house with two gabled dormers on the front slope an a nearly full-width shed roofed dormer on the rear. It has a full basement. It is designed in the post-WWII style generally referred to as a “Cape Cod” style house. This section of Beall Avenue is a suburban street in the West End subdivision of Rockville that was largely developed after 1940. As built, the houses are typically 1-1/2 story rectangular dwellings with a minimal footprint of less than 1000 square feet, but with attic stories and a full basement. The lots are long narrow rectangles averaging 9, 250 square feet with a 50-foot frontage. The setbacks vary somewhat, but generally are at the standard 25-foot front setback in front, as 718 Beall. The block has mature trees in rear yards and on the street, giving it the appearance of a row of cottages backing up to a forest. Most houses have a driveway and parking pad from the street to the front façade on one side but not detached or attached garages due to the narrowness of the lots.

The house is clad with vinyl clapboard style siding and has a composition shingle roof. Windows are double hung 6/6 sashes of varying sizes flanked by modern synthetic shutters on the front and sides. They appear to be vinyl replacement windows with removable grilles rather than true wood divided windows. There is no entry feature other than a $\frac{3}{4}$ width concrete stoop, accessed by a curved concrete walkway from the sidewalk. There is a driveway and parking pad on the west side of the house. The rear yard is dominated by mature shade trees. There is one ornamental tree planted in the front yard. The house is under a sales contract with the plan to demolish and rebuild on the lot.



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718 Beall Avenue front (north) façade and east
façade

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Left: 718 Beall Avenue east façade. Below: west façade and window detail.



8. Significance

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Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: Local history

Specific dates 1952

Architect/Builder

Construction dates 1952-

Evaluation for:

☐ National Register

☐ Maryland Register

☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Statement of Significance

The house at 718 Beall Avenue shows the continuing expansion of Rockville following World War II in a subdivided area that had been sparsely developed before 1940. This brick one-and-a-half story rambler with a basement was one of several that were built on vacant West End Park lots for speculative sale. At 840 square feet of floor space, they were typical small starter homes of the Post WW II era and reflect the solid middle class home of the 1950s.

History and Support

The first wave of postwar building was east of Rockville in newly platted subdivisions such as Twinbrook, and typically featured small unfinished but expandable frame houses without a basement. This house was built at the same time as Twinbrook, in 1949, but is a step up in quality and materials and in a more mature part of town.

Rockville's most ambitious suburban Nineteenth Century development was West End Park. Platted by Henry Copp and Reuben Detrick, West End Park was platted in 1890 as "a multi-sectioned mixed-use plan for the former Julius West farm. Its grand boulevards, prominent hotel sites, and separate residential and business sections represented the epitome of the suburban ideal."¹

In the spring of 1890, real estate promoter Henry N. Copp offered 100 lots for sale in his planned suburban development called "West End Park". The Evening Star noted that the plans included a lake, hotels, broad avenues and fine residences on the 183 acre tract -- all under the direction of Professor Francis Fava as superintendent and engineer.² By the time the plat was filed with the County in 1891, a house on Lot 12, Block

¹ Eileen McGuckian, Rockville: Portrait of a City, page 71

² The Evening Star Newspaper, April 7, 1890.

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7 and the West End Park Methodist Episcopal Church on Lot 28, Block 7, had been constructed.³ These structures bordered Anderson Avenue and lay one block south of Copp's own house on Beall Avenue.⁴

The suburban building boom peaked about 1890 when sales of West End lots began and concluded a decade later. Many lots were sold but few houses were built until later in the 20th Century. Many lots were put into receivership and sold by trustees. Of the houses built in the western part of the West End Park by 1900, the most notable were 541 Beall, built by Henry Copp and later sold to the Alnutt family, 529 Anderson Avenue built in 1892, the 1892 J. Frank Fisher House at 522 Anderson, and 549 Anderson Avenue built for J. Frank Fisher's daughter, Mary Zelda Fisher, as a wedding gift at her marriage to Phillip Reed in 1917. Few other houses were built before 1940.



The western part of the West End Park subdivision was sparsely developed with houses before 1940. A detail of the 1944 USGS Map of the SW Rockville Quadrant to the right shows only one structure on Beall Avenue west of Henderson Circle, now Peg Sante Park.

³ Montgomery County Plat Book B/7, plat for Section three of "West End Park."

⁴ For more information see the Fisher-Winner House MHT Historic Sites Inventory Form # M:26/7/4 by Anne Cissel and Dwayne Jones.

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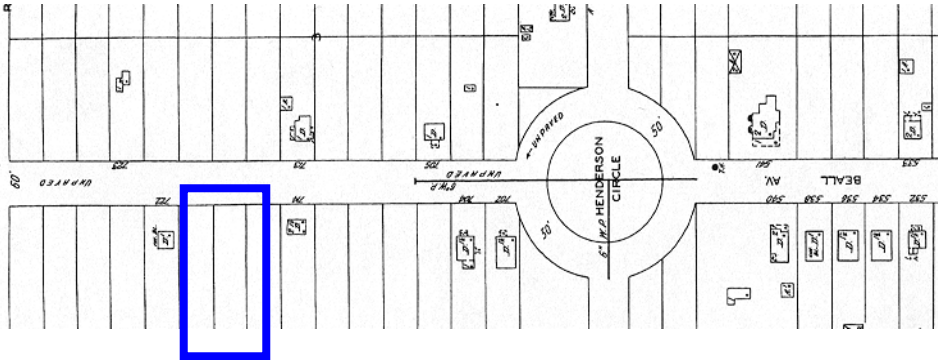
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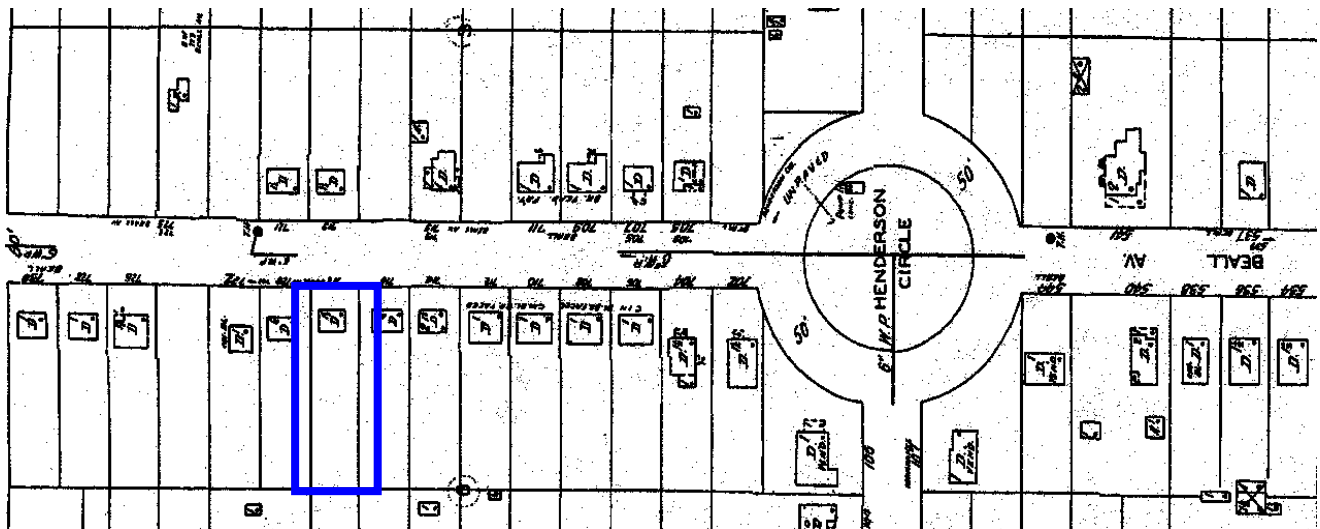
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The 1949 Sanborn Map to the left includes Beall Avenue (horizontal) and Mannakee Street (vertical) and shows footprints of structures at 702, 704, 714 and 722 Beall but a vacant lot where 718 Beall is presently located. west of Henderson Circle.

The 1960 Sanborn Map of Rockville below shows the south side of Beall Avenue west of Henderson Circle/ Peg Sante Park almost completely developed with houses built between 1949 and 1960. The house at 718 Beall is in a row of three (714, 716, 718) similarly sited and sized footprints. The front setback of these houses is much closer to the street than the slightly older houses at 702 and 704 and they are slightly smaller than the four houses built at 706 through 712.



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F.P.Bouic and J.V. Peter, Attorneys and Trustees, continued to sell lots in West End Park as the opportunity arose. Norman C. and N.G. Lynch of R.F.D. 2, Gaithersburg MD purchased lots 29-36 on Block 8 among others. Some lots appear to have been sold in multiples for development, as were 706-712 (lots 29-32.) Those lots were all sold to Donald Herron who then sold the lots to individual owners. Herron may have offered the lots with houses as they are the same design and plan.⁵

Lots 33 through 36, which included 718 Beall on lot 35, and others on Beall were sold to individual owners by the Lynches.⁶ Lot 35, Block 8, was initially sold to R.W. and H.E. Baxter, who probably were the first owners and residents. It changed hands twice in 1967, once to James W. and A.L. Camidge and then to Robert B. and D. M. Swink.⁷ None of the adjacent lots with similar houses were sold to the same owner prior past the Lynch ownership, so it can be presumed that they were sold with a house plan or a house built upon them by Norman and N.G. Lynch, as the houses are identical in plan and material. The house was sold in 1985 to Diane M. and R.H. Cross, the present owners.⁸

None of the prior owners are noted in the history of Rockville, Rockville: Portrait of a City⁹, as significant to Rockville's development or history.

⁵ City of Rockville Utility Records files: index cards for West End, Block 8, lots 32-39. See also the MHT form for 706-712 Beall Avenue.

⁶ Ibid.

⁷ City of Rockville Utility Records files: index cards for West End, Block 8, lot 35

⁸ Maryland Department of Assessments and Taxation records for 718 Beall Avenue

⁹ McGuckian, Eileen, Rockville, Portrait of a City, 2001, Franklin, Tenn. Hillsboro Press.

9. Major Bibliographical References

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City of Rockville Utility Service Records through 1984, Maryland Department of Assessments and Taxation records, Montgomery County Plat records, Sanborn Fire Insurance Maps of Rockville MD for 1949 and 1960. United States Geological Survey Map, 1944.

10. Geographical Data

Acreage of surveyed property 9,250 square feet per lot
Acreage of historical setting _____
Quadrangle name _____ Quadrangle scale: _____

Verbal boundary description and justification

Block 8, lot 35 West End Park.

11. Form Prepared by

name/title	Judy Christensen		
organization	City of Rockville, MD	date	May 26, 2005
street & number	111 Maryland Avenue	telephone	240-314-8232
city or town	Rockville	state	MD

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

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